

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 S. CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
(805) 585-1800



W20a

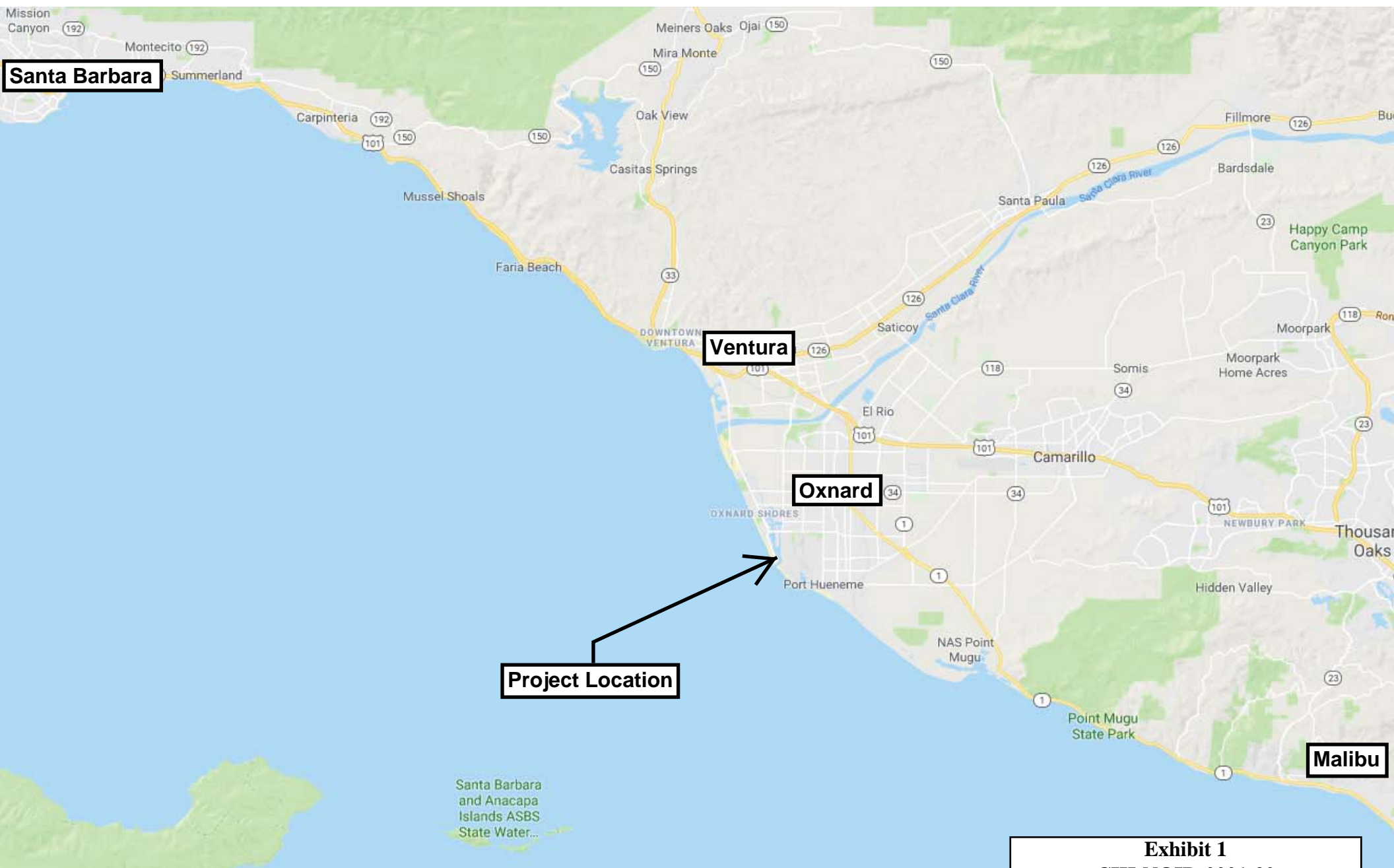
CIH-NOID-0001-20 (Boater Restroom Facility Project)

August 12, 2020

EXHIBITS

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Project Location

Ventura

Oxnard

Malibu

Exhibit 1
CIH-NOID-0001-20
Channel Islands Harbor Department
Vicinity Map



Channel Islands Boulevard

Peninsula Road

Previously Approved Hyatt
Hotel and Restaurant Site

Proposed Marina Office Building
and Boater Restroom Project Site

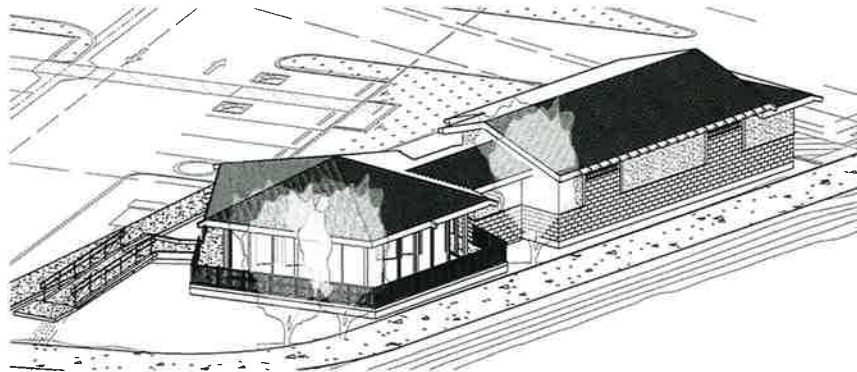
Exhibit 2
CIH-NOID-0001-20
Channel Islands Harbor Department
Aerial Map

1000 ft



PENINSULA MARINA

3700 PENINSULA ROAD, OXNARD, CA



PROJECT DESCRIPTION

INTERIOR IMPROVEMENT TO EXISTING OFFICE/LOUNGE BUILDING.
ADDITION OF 1,065 SF RESTROOM BUILDING. ONLY IMMEDIATE
ADJACENT WALKWAYS TO STRUCTURES A PART OF THE PROJECT.
ALL PARKING AREAS, PROMENADE, AND ADDITIONAL SIDEWALKS AND
RAMPS UNDER THE SEPARATE, ADJACENT HOTEL REDEVELOPMENT.

SITE INFORMATION

ADDRESS: 3700 PENINSULA DRIVE, OXNARD, CA 93035
APR: 206-0-280-495
OCCUPANCY GROUP: B
ZONING: CVC-1 COASTAL VISITOR-SERVING COMMERCIAL
CONSTRUCTION TYPE:

BUILDING INFORMATION

LOT AREA: ACRES
EXISTING BUILDING: 1,075 SF
PROPOSED BLDG: 1,065 SF
TOTAL LOT COVERAGE:

SHEET INDEX

A1-B SITE PLAN
A6-0 COVER SHEET
A2-0 1ST FLOOR PLAN + ROOF PLAN
A7-1 DETAILS
A3-0 ELEVATIONS
A4-0 BUILDING SECTIONS
CB-01 COLOR BOARD

**NOTE: FIND CORRECT
LOT AREA BEFORE
FINAL PRINT**



SITE PHOTOS



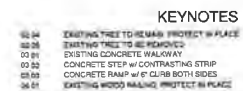
MAINSTREETARCHITECTS + PLANNERS INC.
422 EAST MAIN STREET, VENTURA CA 93001

ALMAR MARINAS

PENINSULA MARINA

3700 PENINSULA RD
OXNARD, CA 93035

Exhibit 3
CIH-NOID-0001-20
Channel Islands Harbor Department
Proposed Project Plans



NEW RESTROOM BLDG: 1,200 SF
EXISTING OFFICE BLDG: 1,070 SF APPROXIMATELY

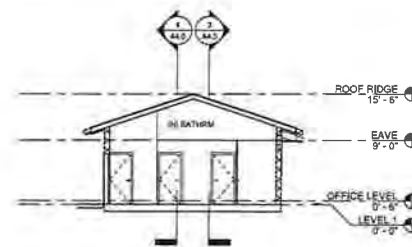
① FLOOR PLAN
1/8" = 1'-0"



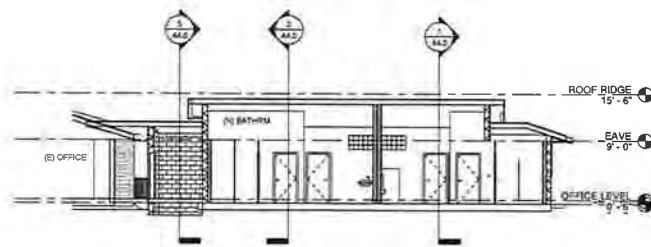
KEYNOTES



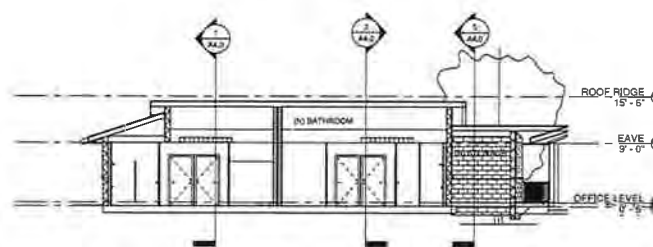
② SECTION 2
1/8" = 1'-0"



① SECTION 1
1/8" = 1'-0"



④ SECTION 4
1/8" = 1'-0"



③ SECTION 3
1/8" = 1'-0"



⑤ SECTION THROUGH ROOF TRANSITION
1/8" = 1'-0"



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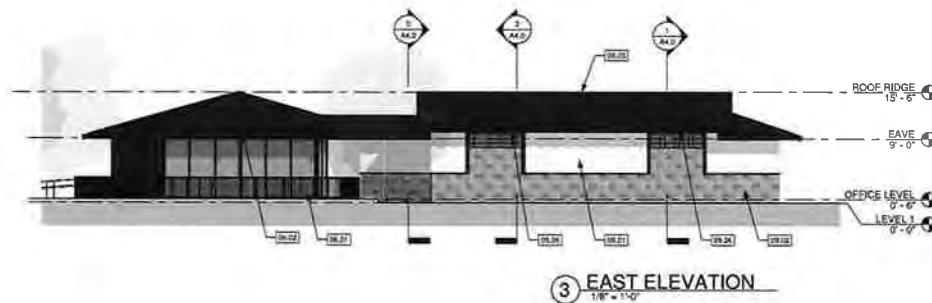
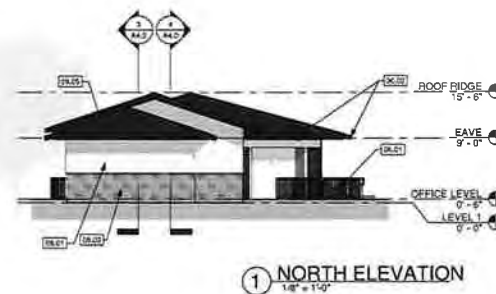
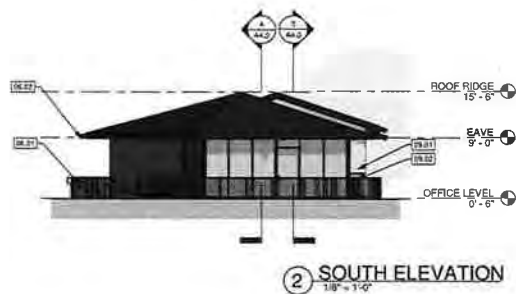
ALMAR MARINAS

PENINSULA MARINA

3700 PENINSULA RD
OXNARD, CA 93035

BUILDING SECTIONS
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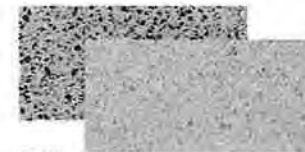
KEYNOTES

| | |
|-------|------------------------------------------------------------------------------------------------------------------|
| 06 01 | EXISTING WOOD RAILING. PROTECT IN PLACE |
| 06 02 | EXISTING WOOD BEAMS. PROTECT IN PLACE |
| 06 03 | LA HABRA STUCCO: X48 MEADOWBROOK |
| 06 04 | ANGELUS BLOCK: 60% MIX PORTLAND NATURAL GRAY AND 40% MIX BURNISHED NATURAL GRAY. TYPE 3 MORTAR; MEDIUM GRAY 6466 |
| 06 05 | DUNN EDWARDS PAINT: WINDMILL - DE6064 |
| 06 06 | DUNN EDWARDS PAINT: LYNX - DE6035 |
| 06 07 | GAF ROOFING SYSTEM: TIMBERLINE HD; BARKWOOD |
| 06 08 | PITTSBURGH GLASS BLOCK CO. HUBO WARE 144 |

FINISH SCHEDULE

| | |
|------------------------------------------|---------------------------------------------------|
| DURA LIGNADO PANEL | WINDMILL - D65064 LYNX - D65035 (TRIM & DOORS) |
| ANGELUS BLOCK (PRECISION & BURNISHED) | NATURAL GRAY |
| CHAMFORTAR | TYPE 3 - MEDIUM GRAY #88 |
| LA HABRA STUDIO | 3/4" MEADOWBROOK |
| GLASS BLOCK | NUBB (W/RT) |
| GAF ROOFING | TRANSPURE HD - BARKWOOD |

MATERIALS



KEYNOTES

- 02 01 EXISTING AC PAVING TO REMAIN
- 02 02 EXISTING PARKING SPACE TO REMAIN
- 02 03 EXISTING PLANTER AREA TO REMAIN
- 02 04 EXISTING TREE TO REMAIN, PROTECT IN PLACE
- 02 05 EXISTING TREE TO BE REMOVED
- 02 06 ADJUSTED LEASE LINE EXTENT OF WORK UNDER THIS PERMIT
- 03 01 EXISTING CONCRETE IN ALLEYWAY
- 03 02 CONCRETE STEP w/ CONTRASTING STRIP
- 03 03 CONCRETE RAMP w/ CURB BOTH SIDES
- 03 04 (N) SIDEWALK TO CONNECT PROMENADE EXTENSION TO PENINSULA RD

ZONING MATRIX

| CVC COASTAL VISITOR-SERVING COMMERCIAL | | |
|----------------------------------------|----------------------|------------------|
| CODE | REQUIRED ALLOWED | PROPOSED PROJECT |
| BUILDING HEIGHT | 9 STORIES OR 35 FEET | 1 STORY - 17'6" |
| MINIMUM LOT AREA | 15,000 SQUARE FEET | ACRE 8 |
| FRONT SETBACK | 10 FEET | |
| REAR SETBACK | 18 FEET | |

ADJACENT HOTEL / RESTAURANT

ADJACENT PARKING & HOTEL REDEVELOPMENT, NOT A PART OF THIS PROJECT

ADJACENT MULTIFAMILY RESIDENTIAL

PROMENADE EXPANSION

ADJACENT MARINA

1 SITE PLAN
1/16" = 1'-0"



MAINSTREETARCHITECTS + PLANNERS INC.
422 EAST MAIN STREET, VENTURA CA 93001

ALMAR MARINAS

PENINSULA MARINA

3700 PENINSULA RD
OXNARD, CA 93035

SITE PLAN
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**Hyatt Hotel
Public
Walkway**

Red Line = Pedestrian
pathway provided with hotel

Yellow Line = Pedestrian
pathway provided with NOID
for marina restroom.

**New Public
Walkway**

**Marina Office
Building**

**Exhibit 4
CIH-NOID-0001-20
Ventura County Harbor Department
Public Walkway Location**

COUNTY OF VENTURA CONDITIONS OF APPROVAL

NOTICE OF IMPENDING DEVELOPMENT (NOID) -- Construct New Boater Restroom Facility Attached to Existing Marina Office at Southeast Corner of Peninsula (3700 Peninsula Road) and Extension of Pedestrian Promenade around Southeastern and Eastern Side of Peninsula, Channel Islands Harbor, Oxnard, California

PWP Conditions

Public Access

1. Maximum pedestrian waterfront access shall be provided by incorporating waterfront pedestrian walkways along the entire perimeter of the project. Walkways shall be a minimum of 10-feet wide and shall incorporate public furniture and amenities pursuant to the Channel Islands Harbor Public Areas Plan and Design Guidelines. (Policy 4)

Biological Resources

2. The trimming or removal of trees that have been used for breeding or nesting within the past 5 years, determined by a qualified biologist, shall be undertaken in compliance with all applicable codes or regulations of the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the U.S. Migratory Bird Treaty Act. (Policy 17)
3. Construction shall be staged in such a way that no trimming or removal of trees shall occur between the breeding and nesting season (January-September) unless the Harbor Department, in consultation with a certified arborist, determines that a tree causes danger to public health and safety. A health and safety danger exists if a tree or branch is dead, diseased, dying, or injured and said tree or branch is in imminent danger of collapse or breaking away. (Policy 17)
4. The removal of any breeding and nesting tree shall require a mitigation at a 1:1 ratio. Replacement may occur onsite or on an alternative site as approved by the Harbor Department. Replacement trees shall be native or non-native, non-invasive tree species approved by the Harbor Department. A tree replacement planting plan for each tree replacement shall be developed to specify replacement tree locations, tree size (no less than 36" box size), planting specifications, and a five-year monitoring program with specific performance standards. An annual monitoring report for the replacement trees shall be submitted for the review and approval of the Harbor Director and maintained on file as public information. (Policy 17)

5. Tree trimming or removal during non-breeding and non-nesting season (October-December)
 - a. Prior to tree trimming or removal, a qualified biologist shall survey the trees to be trimmed or removed to detect nests and submit the survey(s) to the Harbor Department. Tree trimming or removal may proceed if a nest is found, but has not been used within the prior 5 years.
 - b. In the event that any of the bird species referenced in the PWP return or continue to occupy trees during the non-nesting season, trimming shall not take place until a qualified biologist has assessed the site, determined that courtship behavior has not commenced, and given approval to proceed within 300-feet of any occupied tree.
 - c. Trimming of nesting trees shall not encroach within 10-feet of an unoccupied nest of any of the bird species listed in the PWP. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat. (Policy 17)
6. Tree trimming or removal during breeding and nesting season (January – September)

If tree trimming or removal activities cannot feasibly avoid the breeding season because a health and safety danger exists, the following guidelines must be followed:

- a. A qualified biologist shall conduct surveys and submit a report at least one week prior to the trimming or removal of a tree (only if it is posing a health or safety danger) to detect any breeding or nesting behavior in or within 300-feet of the work area. A tree trimming and/or removal plan shall be prepared by an arborist in consultation with the qualified biologist. The survey report and tree trimming and/or removal plan shall be submitted for the review and approval of the Harbor Department and maintained on file as public information. The plan shall incorporate the following:
 - i. A description of how work will occur (work must be performed using non-mechanized hand tools to the maximum extent feasible).
 - ii. Limits of tree trimming and/or removal shall be established in the field with flagging and stakes or construction fencing.
 - iii. Assurance that tree trimming will be the minimum necessary to address the health and safety danger while avoiding or minimizing impacts to breeding and nesting birds and their habitat. (Policy 17)

7. Prior to commencement of tree trimming and/or removal the qualified biologist shall notify in writing the Department of Fish and Game and the U.S. Fish and Wildlife Service of the intent to commence tree trimming and removal. (Policy 17)

Water Quality Policies

8. All new development or redevelopment shall be designed to prohibit the discharge of pollutants that would cause or contribute to receiving water impairment or exceedance of state water quality standards. (Policy 1)
9. Water Quality Management Plan – all new development or redevelopment shall include a Water Quality Management Plan (WQMP), prepared by a licensed water quality professional, and shall include plans, descriptions, and supporting calculations. The WQMP shall incorporate structural and non-structural Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements.
 - a. The proposed development shall reduce or maintain pre-development peak runoff rates and average volumes to the maximum extent practicable.
 - b. Appropriate structural and non-structural BMPs (site design, source control and treatment control) shall be designed and implemented to minimize water quality impacts to surrounding coastal waters. Structural Treatment Control BMPs shall be implemented when a combination of Site Design and Source Control BMPs are not sufficient to protect water quality.
 - c. Impervious surfaces, especially directly connected impervious areas, shall be minimized, and alternative types of pervious pavement shall be used where feasible.
 - d. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized.
 - e. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals.
 - f. Runoff from all roofs, roads and parking areas shall be collected and directed through a system of structural BMPs including vegetated areas and/or gravel filter strips or other vegetated or media filter devices. The system of BMPs shall be designed to 1) trap sediment, particulates and other solids, and 2) remove or mitigate contaminants (including trash, debris and vehicular fluids such as oil, grease, heavy metals and hydrocarbons) through infiltration, filtration and/or biological uptake. The drainage system

SUBJECT: NOTICE OF IMPENDING DEVELOPMENT To
Construct New Boater Restroom Facility Attached to Existing Marina
Office at Southeast Corner of Peninsula (3700 Peninsula Road) and
Extension of Pedestrian Promenade around Southeastern and Eastern Side
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shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner.

- g. Parking lots and streets shall be swept on a weekly basis, at a minimum, in order to prevent dispersal of pollutants that might collect on those surfaces, and shall not be sprayed or washed down unless the water used is directed through the sanitary sewer system or a filtered drain.
 - h. The detergents and cleaning components used onsite shall comply with the following criteria: they shall be phosphate-free, biodegradable, and non-toxic to marine wildlife; amounts used shall be minimized to the maximum extent practicable; no fluids containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye shall be used.
 - i. Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
 - j. All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year, and (3) at least twice during the dry season.
 - k. Debris and other water pollutants removed from structural BMPs during clean-out shall be contained and disposed of in a proper manner.
 - l. It shall be the responsibility of the Lessee to maintain or ensure that its lessee or contractor maintain the drainage system and the associated structures and BMPs according to manufacturer's specifications. (Policy 2)
10. All new development or redevelopment shall be designed to minimize erosion, sedimentation and other pollutants in runoff from construction-related activities to the maximum extent practicable. Development or redevelopment shall minimize land disturbance activities during construction (e.g., clearing, grading and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas and erosive soils), to minimize the impacts on water quality. (Policy 4)

Construction Maintenance Responsibilities and Debris Removal

11. Contractor shall be responsible for carrying out the following during construction:

- a. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain or tidal erosion and dispersion.

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- b. No demolition or construction equipment materials or activity shall be placed in or occur in any location that would result in impacts to ESHA, wetlands or their buffers.
- c. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- d. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- e. All trash and debris shall be disposed of in the proper trash and recycling receptacles at the end of every construction day.
- f. The contractor shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- g. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located within the coastal zone, a separate Notice of Impeding Development shall be required before disposal shall take place.
- h. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- i. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary storm sewer systems.
- j. The discharge of any hazardous materials into any receiving waters shall be prohibited.
- k. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- l. The least damaging method shall be used for the construction of pilings and any other activity that will disturb benthic sediments. The suspension of benthic sediments into the water column shall be minimized to the greatest extent practicable.
- m. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the onset of such activity.

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- n. All BMPs shall be maintained in a functional condition throughout the duration of the project. (Policy 5)

County of Ventura Conditions

12. Prior to obtaining a building permit or grading permit from the County of Ventura Building Department, the Harbor Department shall approve all plans for construction of this development, including grading, building, signage and landscaping plans. The revised plans submitted for approval by the Harbor Department and for building permit issuance shall demonstrate compliance with the plans approved with this NOID.
13. Any modifications to the plans after approval of the Harbor Department shall also be approved by the Harbor Department. Copies of the approved plans shall be provided to the Harbor Department in both paper and electronic format.
14. No materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health shall be handled, stored or used on the project property, except as provided by a permit issued by the City of Oxnard or County of Ventura Fire Departments.
15. Landscaping and irrigation plans shall show proper water meter size, backflow prevention devices and cross-connection control. All irrigation systems shall be designed to be low water using and shall include automatic rain shutoff and water sensor shutoff devices as water conservation measures.
16. All trees planted or placed on the property by the Lessee shall be at least 24-inch-box size. All shrubs and vines shall be at least 5-gallon size, except as otherwise approved on the landscape plans.
17. All vehicle access driveways shall be constructed to meet Fire Department conditions. All curbs adjacent to designated fire lanes shall be painted to prohibit parking or stopping in accordance with the California Vehicle Code.
18. All roof covering materials shall be of non-combustible or fire retardant materials approved by the Fire Department.
19. All Fire Department approvals to ensure access and the availability of water for fire combat operations to all areas of the project shall be obtained prior to final occupancy.

20. Prior to installation of lighting, a lighting plan shall be submitted to the Harbor Department showing type of fixtures, heights, and intensity of illumination. Lighting fixtures shall be cut-off type fixtures that divert lighting downward onto the property and shall not cast light onto adjacent properties, roadways or waterways. Under-canopy lighting shall be concealed or recessed so as to not be directly visible from the street.
21. All trucks hauling graded or excavated material offsite, if any, shall be required to cover their loads as required by the California Vehicle Code Sec. 23114, with special attention to preventing spilling onto public streets.
22. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
23. Lessee's contractor shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Lessee's contractor shall immediately implement such devices or operational modifications on all construction equipment.
24. Lessee's contractor shall minimize the number of vehicles and equipment operating on site at the same time.
25. At all times during construction activities, lessee's contractor shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
26. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Lessee's contractor shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
27. Throughout construction, Lessee's contractor shall sweep adjacent streets and roads at least once per day, as required, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways.

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28. Lessee and/or Lessee's contractor shall employ current Best Management Practices (BMPs) to protect against storm water runoff into storm drains and the harbor.
29. Construction staging areas shall be screened and protected to avoid material being blown or washed into the Harbor. Screening material shall be approved by the Harbor Department. Lessee shall limit outdoor storage of materials to the locations shown and all construction material shall be stored within the staging area. Construction staging area shall remain locked and secure when not in use.
30. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday, and not allowed on Sunday or Holidays without prior approval of the Harbor Department.
31. Signage shall be provided to notify the public when access to public sidewalk will be blocked because of construction. Signage will indicate alternate routes.
32. All roof heating and cooling systems, and other exterior mechanical equipment, shall be screened from view from adjoining properties, waterways or public streets. Plumbing vents, ducts, and other appurtenances protruding from the roof of structure shall be placed so that they will not be visible from the front of the property, from waterways or other vantage points. Roof vents shall be painted to match the roof color.
33. Exterior utility meter panels shall be painted to match the structure upon which they are located. Such panels shall be located to take advantage of screening (e.g., landscaping or other building elements) from public views, to the maximum extent feasible.
34. Lessee shall submit a master sign program for the entire project for approval of the Harbor Department prior to final certificate of occupancy.
35. Lessee is responsible for removing all graffiti from the project site within 24-hours and restoring the surface to match the existing.
36. Adequate trash facilities and pickups shall be provided to maintain the site free of debris, food waste, and to minimize scavenger birds.

(End)

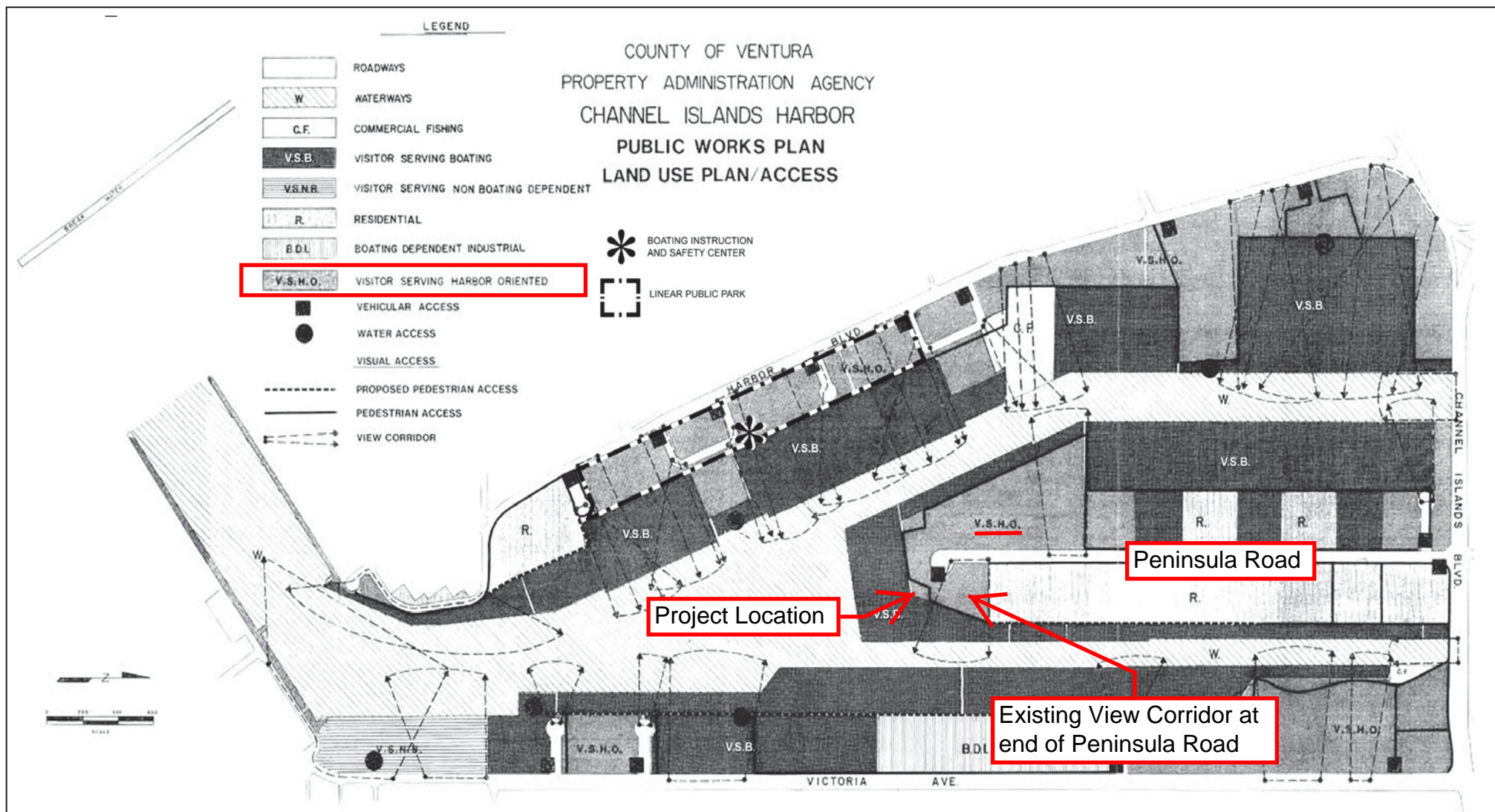


Exhibit E This map shall only be used to reference landside parcels in the Harbor. The waterside portions of this map are no longer applicable. The Master Plan Marina Map in Appendix C applies only to the waterside parcels.